025.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,033,700 / 1,033,700
					USE VALUE:	1,033,700 / 1,033,700
					ASSESSED:	1,033,700 / 1,033,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURTIN RONALD
Owner 2:	
Owner 3:	
Street 1:	18 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CURTIN MARY J TRUSTEE -
Owner 2:	18 MARATHON TRUST -
Street 1:	18 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Clapboard Exterior and 2968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	525,700	4,000	504,000	1,033,700
Total Card	0.161	525,700	4,000	504,000	1,033,700
Total Parcel	0.161	525,700	4,000	504,000	1,033,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.31 /Parcel: 348.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	525,700	4000	7,000.	504,000	1,033,700		Year end	12/23/2021
2021	104	FV	501,700	4000	7,000.	504,000	1,009,700		Year End Roll	12/10/2020
2020	104	FV	501,700	4000	7,000.	504,000	1,009,700	1,009,700	Year End Roll	12/18/2019
2019	104	FV	384,800	4000	7,000.	535,500	924,300	924,300	Year End Roll	1/3/2019
2018	104	FV	384,800	4000	7,000.	390,600	779,400	779,400	Year End Roll	12/20/2017
2017	104	FV	360,700	4000	7,000.	340,200	704,900	704,900	Year End Roll	1/3/2017
2016	104	FV	360,700	4000	7,000.	289,800	654,500	654,500	Year End	1/4/2016
2015	104	FV	321,100	4000	7,000.	283,500	608,600	608,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIN MARY J T	75242-320	1	7/29/2020	Convenience	1	No	No		
DIPERNA CARMELA	25689-146		9/28/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/18/2009	Measured	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 16280
GIS Ref:
GIS Ref:
Insp Date: 07/10/17

!2014!

PRINT

Date	Time
12/29/21	20:56:06

LAST REV

Date	Time
08/05/20	10:59:32

mmcmakin

2014

USER DEFINED

Prior Id # 1:	16280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	504,000	Spl Credit		Total:	504,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02607441
Const Adj.:	0.99980003
Adj $ / SQ:	184.656
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714273
Depreciation:	188568
Depreciated Total:	525705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

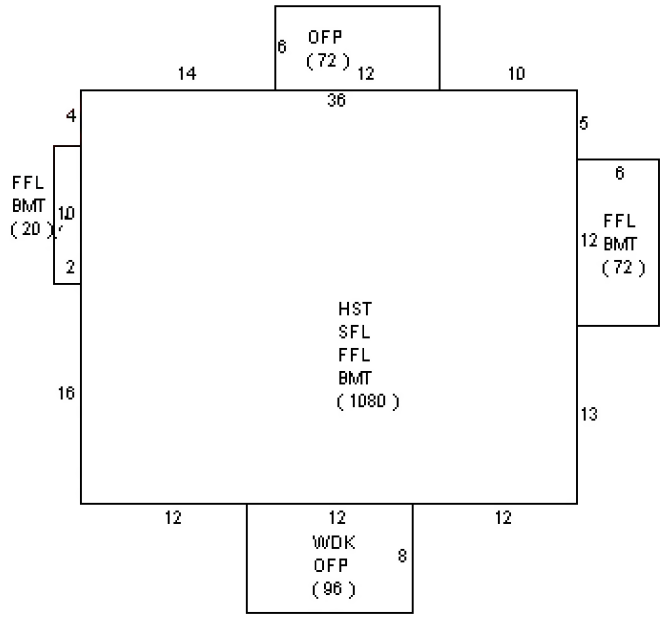
No Unit	RMS	BRS	FL
1	7	3	
1	4	1	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.66
Special Features:	0	Val/Su Net:	124.34
Final Total:	525700	Val/Su SzAd	188.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,172	60.800	71,255
FFL	First Floor	1,172	184.660	216,417
SFL	Second Floor	1,080	184.660	199,429
HST	Half Story	540	184.660	99,714
OFP	Open Porch	168	26.320	4,421
WDK	Deck	96	16.000	1,536

	Net Sketched Area:	4,228	Total:	592,772	
Size Ad	2792	Gross Area	4768	FinArea	2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	AV	1920	20.44	T	40	104			4,000			4,000
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc